

Riverfront Districts						
Residential Uses						
	New	Cur	New	Cur	New	Cur
Household Living	RF-R		RF-C		RF-M	
Single-Family Dwelling	P	P	--	--	--	--
Attached Dwelling	P	P	--	--	--	--
Two-Family Dwelling	P	P	--	--	--	--
Three-Family Dwelling	--	N/A	--	--	--	--
Four-Family	P	N/A	--	N/A	--	N/A
Multi-Family Dwelling	P	P	--	--	--	--
Live/Work Unit	--	--	L8	--	L8	--
Congregate Housing	RF-R		RF-C		RF-M	
Student Dwelling	--	N/A	L9	N/A	--	N/A
All other categories	--	--	--	--	--	--
Medical Assistance	RF-R		RF-C		RF-M	
All categories	--	--	--	--	--	--
Social Service	RF-R		RF-C		RF-M	
All categories	--	--	--	--	--	--
Limitations						
Limitation Number	Use		New		Current	
L2	Attached Dwellings		(RF-R) See Text for regulations a) through m)		No Limitations	
L8	Live/Work		Live/Work unit on the first floor requires Conditional Use approval. ii)Live/work unit contains a studio, gallery, office, business or other use permitted by applicable zoning district. iii)The live/work unit's owner shall provide a statement of disclosure (described in text).		N/A	
L9	Student Dwellings		(RF-R) New limitations pertaining to off-street parking, illegal front-yard storage/structures, and applicable codes shall apply to student dwellings (see text)		N/A	
Commercial & Services Uses						
Retail Commercial	New	Cur	New	Cur	New	Cur
	RF-R		RF-C		RF-M	
Convenience Store without Fuel Sales	C	N/A	P	N/A	--	N/A
Eating or Drinking Establishment	L15	L	L15	L	--	--
Food Market	C	N/A	P	N/A	--	N/A
Garden Supply & Nurseries	L24	P	L24	--	L24	--
Market Shop/Open Market	--	--	P	P	P	P
Office, general	--	P	P	P	--	P
Retail, general	--	--	L34	L	--	--
Services	RF-R		RF-C		RF-M	

Commercial Meeting Facility	--	--	P	--	--	--
Personal Services	--	--	L52	P	--	--
Day Care Center	C	--	L56	--	--	--
Bed and Breakfast	L57	--	--	--	--	--
Hotel	L58	--	L58	--	--	--
Limitations						
Limitation Number	Use		New			Current
L15	Eating or Drinking Establishment		(RF-R, RF-C) Permitted in Marinas and Boatyards. Otherwise a conditional use approval is required.			(RF-R) Requires conditional use approval. Entertainment and Drive-throughs prohibited Permitted in Marinas and Boatyards otherwise a conditional use approval is required.
L24	Garden Supply & Nurseries		(RF-R, RF-C, RF-M) Outside storage must be screened with an 8 foot privacy fence.			Permitted in RF-R, no limitations
L34	Retail, general		(RF-C) Must involve retail sales of products incidental to permitted use, gross retail sales limited to 5,000sf, must meet standards of L31			(RF-C) Retail sales or repair of products incidental to the industrial uses of the district but may not exceed 5,000 square feet of GFA.
L52	Personal Services		(RF-C) Must involve repair of products incidental to a permitted use, gross floor area limited to 5,000sf, must meet standards of L49.			N/A
L56	Day Care Center		(RF-C) Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4' in height			Permitted in RF-R and RF-C without limitations
L57	Bed and Breakfast		(RF-R) See text for limitations pertaining to Number of Rooms, Appearance, Business Lincense Required, Limitations on Services			Permitted in RF-R without limitations
L58	Hotel		(RF-R, RF-C) Permitted in Marinas and Boatyards. Otherwise a conditional use approval is required.			(RF-R, RF-C) Permitted in marinas/boatyards otherwise a conditional use approval is required
Industry, Manufacturing & Processing Uses						
Production Uses	New	Cur	New	Cur	New	Cur
	RF-R		RF-C		RF-M	
Craft Breweries, wineries or distilleries	--	N/A	L3	N/A	P	N/A

Data Processing, Hosting, & Related Services (Including Data Centers)	--	N/A	P	N/A	P	N/A
Media Production	--	N/A	--	N/A	--	N/A
Production, artisan	C	--	P	--	--	--
Production, general	--	--	L6	L	L7	L
Production, intensive high-impact	--	--	--	--	L8	L
Production, limited	--	--	L9	L	L10	L
Research & Development	P	N/A	P	N/A	P	N/A
Storage & Warehouse Uses	RF-R		RF-C		RF-M	
Contractor Storage	--	--	P	--	P	--
Indoor Storage	--	--	P	--	P	--
Oil & Gas Storage	--	--	--	--	C	C
Outdoor Storage	--	--	L12	--	L12	--
Personal Storage/Mini-Warehouse	--	N/A	--	N/A	--	N/A
Wholesale & Distribution	--	--	L13	L	L13	L
Waste-Related Uses	RF-R		RF-C		RF-M	
Metal Waste Salvage Yard / Junk Yard	--	--	--	--	C	C
Waste management, waste collection	--	N/A	--	N/A	--	N/A
Waste management, waste disposal	--	N/A	--	N/A	--	N/A

Limitations			
Limitation Number	Use	New	Current
L3	Craft breweries, wineries, distilleries	The floor area of the use cannot exceed 15,000 square feet.	N/A
L6	Production, general	(RF-C) Requires direct access to barge facilities, all storage to be in completely closed facilities	Use requires direct access to barge facilities. All storage to be in completely enclosed facilities. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.

L7	Production, general	(RF-M) All storage to be in completely enclosed facilities, outdoor storage of chemicals, minerals and aggregate requires a conditional use approval	Use requires direct access to barge facilities. All storage to be in completely enclosed facilities. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.
L8	Production, intensive high impact	(RF-M) Must comply with OEPA standards, use must comply with OEPA standards, storage must be in enclosed facilities, outdoor storage of chemicals, minerals and aggregate requires conditional use approval	Use requires direct access to barge facilities. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.
L9	Production, limited	(RF-C) Requires direct access to barge facilities, all storage to be in completely closed facilities	Use requires direct access to barge facilities. All storage to be in completely enclosed facilities. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.
L10	Production, limited	(RF-M) All storage to be in completely enclosed facilities, outdoor storage of chemicals, minerals and aggregate requires a conditional use approval	Use requires direct access to barge facilities. All storage to be in completely enclosed facilities. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.
L12	Outdoor storage	(RF-C, RF-M) Requires access to barge facilities	N/A
L13	Wholesale and distribution	(RF-C, RF-M) Requires access to barge facilities	Use requires direct access to barge facilities

Recreation, Education & Public Use

Medical/Health Uses	New	Cur	New	Cur	New	Cur
	RF-R		RF-C		RF-M	
Ambulance Services	--	N/A	--	N/A	--	N/A
Hospitals	--	N/A	--	N/A	--	N/A
Medical Offices or Clinics	--	P	--	P	--	--
Education	RF-R		RF-C		RF-M	

Colleges, Public or Private	--	--	--	--	--	--
Community Learning Center	L4	N/A	L4	N/A	L4	N/A
School: public or private	P	P	P	--	P	--
Government	RF-R		RF-C		RF-M	
Community Service Facility	P	P	--	--	--	--
Correctional Institution	--	N/A	--	N/A	--	N/A
Government Facilities or Installations	--	--	C	--	C	--
Government Offices	P	P	P	P	--	--
Public Maintenance Facilities	C	C	P	P	--	--
Public Safety Facilities	P	P	P	P	P	P
Civic	RF-R		RF-C		RF-M	
Cemeteries	--	--	--	--	--	--
Clubs & Lodges	--	N/A	--	N/A	--	N/A
Cultural Institutions	P	P	P	P	--	--
Meeting Facility > 5,000 Square Feet	P	N/A	P	N/A	--	N/A
Meeting Facility ≤ 5,000 Square Feet	P	N/A	P	N/A	--	N/A
Park, Recreational Field	P	P	P	--	--	--
Recreational Facility, Indoor or Small Scale	P	N/A	P	N/A	--	N/A
Recreational Facility, Outdoor or Large Scale	P	N/A	C	N/A	--	N/A
Religious Assembly	P	P	P	P	P	P

Limitations			
Limitation Number	Use	New	Current
L4	Community Learning Centers	(RF-R, RF-C, RF-M) See Text for regulations a) through h)	N/A

Agriculture Use						
	New	Cur	New	Cur	New	Cur
Agriculture	RF-R		RF-C		RF-M	
Apiaries	--	N/A	--	N/A	--	N/A
Animal Keeping	--	N/A	--	N/A	--	N/A
Community Garden	L3	N/A	--	N/A	--	N/A
Farming	P	N/A	--	N/A	--	--
Mining and quarrying	--	N/A	--	N/A	--	--

Limitations			
Limitation Number	Use	New	Current
L3	Community Garden	(RF-R) See text for limitations a)	Permitted in RF-R

Transportation, Communications, & Infrastructure						
	New	Cur	New	Cur	New	Cur
Transportation	RF-R		RF-C		RF-M	
Airport	--	N/A	--	N/A	C1	N/A

Automobile Holding Facility	--	N/A	--	N/A	P	N/A
Heliport	--	N/A	--	N/A	--	N/A
Parking Facility	--	N/A	--	N/A	--	N/A
Private Vehicular Storage Lot	--	N/A	--	N/A	P	N/A
Railroad Right-Of-Way	P	P	P	P	P	P
Railroad Train Yard	--	--	L3	L	L3	L
Ground Passenger Transportation	P	P	P	P	P	P
Towing & Other Road & Ground Servcies	--	N/A	P	N/A	P	N/A
Transportation Passenger Terminal	P	P	P	P	P	P
Truck Terminal & Warehouse	--	N/A	--	N/A	P	N/A
Communications & Utility	RF-R		RF-C		RF-M	
Communications Facility	--	N/A	P	N/A	P	N/A
Wireless Communication Tower > 20' tall	C3	C	C3	C	C3	C
Wireless Communication Tower ≤ 20' tall	P	C	P	C	P	C
Wireless Communication Antenna > 20' tall	C3	L5	C3	L	C3	L
Wireless Communication Antenna ≤ 20' tall	P	L5	P	L	P	L
Communications	RF-R		RF-C		RF-M	
Public Utility Distribution System	P	P	P	P	P	P
Public Utility Maintenance Yard	--	N/A	--	N/A	--	N/A
Public Utility Plant	--	--	--	P	P	P
Watercraft	RF-R		RF-C		RF-M	
Barge Terminal	--	--	L6	L	L7	L
Boat and Ship Yard	L8	L	L8	L	P	--
Commercial Pier/Port	--	--	P	N/A	--	--
Marina	P	P	P	P	--	--
Marine Sales and Service	P	--	P	P	--	--

Limitations			
Limitation Number	Use	New	Current
C1	Airport	(RF-M) Landing strip, pad, or apron may not be located within 500' of a residential district boundary	N/A
L3	Railroad Train Yard	(RF-C, RF-M) Not permitted within 250' of a residential use/district	(RF-C, RF-M) Not permitted within 250' of a residential use/district

C3	Wireless Communication Tower/Antenna	(RF-R, RF-C, RF-M) See Text for regulations a) through n)	Height greater than 20' requires conditional use approval, may be attached to several different building types
L6	Barge Terminal	(RF-C) All storage to be in complete enclosed facilities	(RF-C) All storage to be in complete enclosed
L7	Barge Terminal	(RF-M) Outdoor storage of chemicals, minerals and aggregate requires conditional use approval	(RF-M) Outdoor storage of chemicals, minerals and aggregate requires conditional use approval
L8	Boat and Ship Yards	(RF-R, RF-C) All storage to be in complete enclosed facilities	(RF-R, RF-C) All storage to be in complete enclosed facilities

Accessory Uses						
	New	Cur	New	Cur	New	Cur
Accessory	RF-R		RF-C		RF-M	
Any accessory not listed below	L1	L	L1	L	L1	L
Amateur Radio & Satellite Antennas	L2	N/A	L2	N/A	L2	N/A
ATMs	L3	N/A	L3	N/A	L3	N/A
Breweries, wineries, distilleries	L4	N/A	L4	N/A	--	N/A
Car Wash	--	N/A	--	N/A	--	N/A
Commercial Service		N/A	--	N/A	--	N/A
Commercial Vehicle Parking	--	N/A	P	N/A	P	N/A
Composting Facility	--	N/A	--	N/A	--	N/A
Day Care Center	L11	N/A	L11	N/A	--	N/A
Day Care Home Adult	C	N/A	--	N/A	--	N/A
Day Care Home A, 7-12 Children	C	N/A	--	N/A	--	N/A
Day Care Home B, 1-6 Children	L14	N/A	--	N/A	--	N/A
Drive Box	L16	L	--	--	--	--
Drive-Thru Components	--	N/A	--	N/A	--	N/A
Exterior Lighting	L19	P	L19	P	L19	P
Fences & Walls	L20	N/A	L20	N/A	L20	N/A
Home Occupation	L21	P	--	--	--	--
Home Office	--	--	--	L	--	L
Laundry/Commissary	L22	L	L22	L	--	--
Office	--	--	L23	L	L23	L
Outdoor Dining	C	N/A	C	N/A	--	N/A
Outdoor Entertainment	--	N/A	--	N/A	--	N/A
Outside Storage	--	C	L26	--	L26	--

Portable Storage Containers	L27	P	L27	P	L27	P
Storage, Refuse	L29	L	L29	L	L29	L
Religious Accessory Housing	--	N/A	P	N/A	--	N/A
Rooming Units	L30	N/A	--	N/A	--	N/A
Small-Scale Specialized Incinerator	--	N/A	L31	N/A	L31	N/A
Truck Docks & Loading	L32	N/A	L32	N/A	L32	N/A
Vending Machines	L33	N/A	L33	N/A	L33	N/A

Limitations			
Limitation Number	Use	New	Current
L1	Any Accessory Use not Listed	(RF-R, RF-C, RF-M) Uses determined incidental to use in district are permitted. All others require Conditional Use approval.	Permitted if deemed to be incidental to customary use for all RF districts
L2	Amateur Radio Antennas	(RF-R, RF-C, RF-M) See text for limitations pertaining to location, height, materials.	N/A
L3	Automatic Teller Machine	(IRF-R, RF-C, RF-M) See text for limitations pertaining to drive-thru, user comfort, security, litter	N/A
L4	Breweries, wineries, distilleries	(RF-R, RF-C)	N/A
L11	Day Care Center	(RF-R, RF-C) Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.	Fencing must secure outdoor play areas
L14	Day Care Home, Type B	(RF-R) Outdoor play areas enclosed by fence 4' in height	Fencing must secure outdoor play areas
L16	Drive Box	(RF-R) Storage space less than 30 cubic yards, enclosed, 100' from residential property	In RF-R, accessory to semi-public or public use, outside flood plain, 100' from residential use
L19	Exterior Lightning	(RF-R, RF-C, RF-M) See Sec. 1711-4	N/A
L20	Fences and Walls	(RF-R, RF-C, RF-M) See text for limitations a) through f)	N/A
L21	Home Occupation	(RF-R) See text for regulations a) through i)	N/A
L22	Laundry/Commissary	(RF-R, RF-C) Must be accessory to a marina	Accessory to a marina
L23	Office	(RF-C, RF-M) Accessory to a permitted or conditional use, limited to 20,000sf in gross floor area	RF-C and RF-M accessory to permitted or conditional use, may not exceed 20,000sf
L26	Outdoor Storage	(RF-C, RF-M) See Sec. 1711-5	N/A

L27	Portable Storage Container	(RF-R, RF-C, RF-M) See text for limitations pertaining to Location, Max. Size, Time Limitation, Number Permitted	N/A
L29	Storage, refuse	(RF-R, RF-C, RF-M) Requirements apply if refuse storage area is within 100' of residential property	All RF districts, section 1421-35 applies when within 100' of residential use
L30	Rooming Unit	(RF-R) No more than 2 rooming units may be rented or leased in a single-family dwelling or individual dwelling unit.	N/A
L31	Small Scale Specialized Incinerator	(RF-C, RF-M) Allowed if accessory to some medical/research uses, materials must be generated on-site, must be 100' from residential use or located on a roof	N/A
L32	Truck Docks and Loading	(RF-R, RF-C, RF-M) See Sec. 1711-1.9	N/A
L33	Vending Machines	(RF-R, RF-C, RF-M) See text for limitations a) through e)	N/A